

RENTAL MARKET REPORT

MONTRÉAL CMA

Canada Mortgage and Housing Corporation

Date Released: December 2006

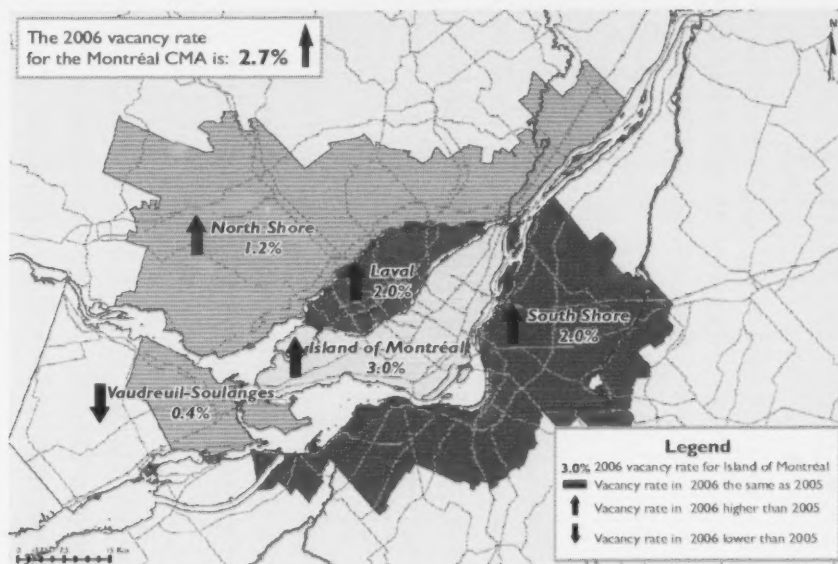
Highlights

- The vacancy rate went up for the fifth year in a row in the Montréal metropolitan area and has now reached 2.7 per cent, compared to 2.0 per cent in 2005.
- Larger dwellings are more difficult to find than smaller ones (vacancy rate of 2.0 per cent for apartments with three or more bedrooms, versus 4.4 per cent for bachelor units).
- The suburban sectors had a lower vacancy rate (1.8 per cent) than the Island of Montréal (3.0 per cent).
- The average monthly rent for two-bedroom units has now attained \$636.

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Figure 1



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Apartment Vacancy Rates (%) by Major Centres		
	2005	2006
Abbotsford	3.8	2.0
Calgary	1.6	0.5
Edmonton	4.5	1.2
Gatineau	3.1	4.2
Greater Sudbury	1.6	1.2
Halifax	3.3	3.2
Hamilton	4.3	4.3
Kings ton	2.4	2.1
Kitchener	3.3	3.3
London	4.2	3.6
Montréal	2.0	2.7
Oshawa	3.3	4.1
Ottawa	3.3	2.3
Québec	1.4	1.5
Regina	3.2	3.3
Saguenay	4.5	4.1
Saint John	5.7	6.8
Saskatoon	4.6	3.2
Sherbrooke	1.2	1.2
St. Catharines -Niagara	2.7	4.3
St. John's	4.5	5.1
Thunder Bay	4.6	4.9
Toronto	3.7	3.2
Trois-Rivières	1.5	1.0
Vancouver	1.4	0.7
Victoria	0.5	0.5
Windsor	10.3	10.4
Winnipeg	1.7	1.3
Total	2.7	2.6

Rental market continues to ease

Vacancy rate reaches 2.7 per cent

According to the results of the Rental Market Survey conducted by CMHC in October 2006, the rental housing vacancy rate increased again in the Montréal census metropolitan area (CMA), reaching 2.7 per cent, compared to 2.0 per cent in October 2005 (see Graph 1). The proportion of vacant units has therefore been gradually rising since 2001. Rental market conditions eased across the Montréal CMA, but it can be seen that the vacancy rate was slightly higher on the Island of Montréal (3.0 per cent) than in the suburbs, where the rates attained 2.0 per cent in Laval and on the South Shore and 1.2 per cent on the North Shore.

Contrary to what occurred in recent years, rental market conditions eased mainly in the more affordable rent ranges (under \$700) in 2006. In fact, the vacancy rate rose from 1.8 per cent to 2.8 per cent for units with rents under \$700. Conversely, conditions tightened in the most expensive range (\$900 per month or over), where the vacancy rate fell to 3.0 per cent from 3.6 per cent last year. There are consequently no longer any major differences in the rental results by rent range (see Table 1.4).

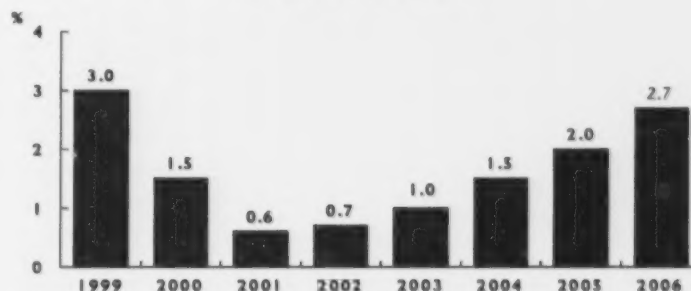
Average rent rises by 2.8 per cent

This past October, renters had to pay an average of \$636 (the entire sample) per month, to rent a two-bedroom apartment in the Montréal CMA. This result is based on the actual amounts paid by tenants and may or may not include utilities such as heating and electricity. This measure provides a good estimate of the average rent observed on the market.

Graph 1

More vacant dwellings

- Vacancy rate, Montréal CMA -



Source: SCHL

- The availability rate is estimated at 3.3 per cent.

- Our new condominium survey revealed that 8.4 per cent of the 82,275 condominiums in the Montréal metropolitan area are rental units and that 2.8 per cent of these were vacant in October.

Nevertheless, CMHC decided to innovate in order to more adequately measure the change in rents between two survey years. This year, CMHC is introducing a measure for the change in rents for existing structures. By focusing on existing structures, we can exclude the impact of new structures added to the rental universe between surveys and conversions and get a better indication of the rent increase in existing structures. For the Montréal CMA, the average rent for a two-bedroom apartment in existing structures increased by 2.8 per cent in October 2006 compared to a year ago.

Opposing forces clashed

Opposing forces clashed on the rental market. On the one hand, positive net migration and youth employment gains put downward pressure on the number of vacant units while, on the other hand, rental housing starts and the homeownership trend contributed to pushing up the number of vacant apartments. In the end, the latter won out.

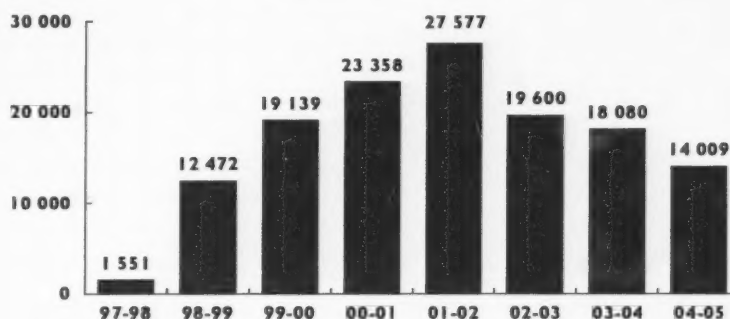
Net migration for the Montréal CMA, although still positive, has declined by nearly half since 2001-2002 (see Graph 2). Net migration, while declining is still fueling demand for rental housing.

Demand for rental housing was also supported by employment gains in the 15-24 years' age group. In fact, after sustaining job losses in recent years, the people in this group saw their situation improve significantly, with over 4,000 jobs created in the past year (from June 2005 until June 2006).

Graph 2

Net migration is on a downward slope

-Net migration *, Montréal CMA -



Sources: Statistics Canada and ISQ (compilation)

* Including non-residents

On the supply side, there were slightly more new traditional rental apartments (around 3,750 units in 2005). Despite their high construction costs (making their rents less competitive), many of these structures got under way thanks to the various government programs that promoted the production of cooperative, social or affordable housing. This probably helped ease the shortage observed in the lower rent ranges to some extent.

Upper-range segment tightening up

As mentioned, the homeownership trend contributed to making more rental units available. It can be assumed that the recent increase in mortgage rates and the rise in new and existing home prices in the last few years are slowing down this trend. In fact, the growing gap between a monthly mortgage payment (for a condominium, for example) and the

average rent for apartments in the upper rent range has been limiting the homeownership trend. It is therefore quite likely that many potential buyers decided to keep renting. This slowdown in homeownership no doubt contributed to the decrease in the vacancy rate in relation to last year, (3.0 per cent in 2006, compared to 3.6 per cent in 2005) for more expensive apartments (\$900 or over), that is, the units that provide the most competition for condominiums.

Island of Montréal: vacancy rate rises again

The rental market on the Island of Montréal also eased, as evidenced by the fact that the vacancy rate there went up by 0.9 of a percentage point over 2005 and reached 3.0 per cent.

Even though the upward trend in the vacancy rates extended to all unit types, there were proportionately more vacancies in the smaller unit size categories (4.5 per cent for bachelor units and 3.4 per cent for one-bedroom apartments) than in the larger ones (2.5 per cent for two-bedroom apartments and 2.1 per cent for units with three or more bedrooms).

Geographically, the West Island zones continued to have higher than average vacancy rates. This was notably the case in zone 14, comprising Dorval and Lachine (Mtl), and zone 16 (Dollard-des-Ormeaux, etc.) where the vacancy rates were over 4.0 per cent. Conversely, the Plateau Mont-Royal district (zone 6) was the survey zone with the lowest vacancy rate, at 1.5 per cent.

While the vacancy rate for upper-range apartments (renting for \$900 or over) was well above the average rate last year, this situation did not occur this year on the Island rental market. In fact, the vacancy rate for upscale units is comparable to the rates for the other rent range categories (see Table 1.4). Lastly, it should be noted that the vacancy rate was almost nil for apartments with three or more bedrooms renting for under \$500.

For the reference unit type, that is, the two-bedroom apartment, the average rent reached \$645 per month. This result concealed different realities. The average rents for two-bedroom apartments were under \$600 per month in 8 of the 18 zones on the Island of Montréal. Zone 7, which includes the Parc-Extension district, was the most affordable. Montréal-Nord (zone 11) and Mercier (zone 17) were also among the least expensive zones. Conversely, the average rent for two-bedroom apartments in the most expensive zone, zone 1, composed of downtown and Île-des-Sœurs, reached \$1,112 per month, or almost double the average rent for apartments of this type across the Island.

A multitude of factors affect the average rents paid by tenants, including the year of construction of the buildings in which the units are found. In general, renters had to pay more to live in newer buildings. Also, the average rent for apartments

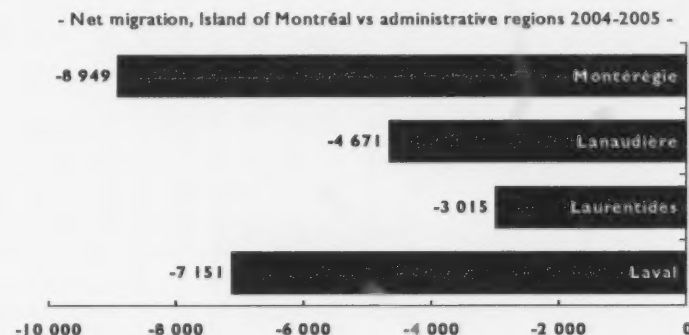
contained in buildings with 100 or more units (necessarily concrete structures) was well above the average charged for dwellings found in smaller buildings. For example, for two-bedroom apartments, the average rent stood at \$1,012 per month in structures with 100 or more units, or 23 per cent more than in buildings with 50 to 99 units and 75 per cent more than in those with 3 to 5 units. That being the case, the vacancy rate in buildings with 100 or more units was slightly above the average. In fact, in 2006, 3.6 per cent of apartments contained in structures with 100 or more units were vacant, compared to 3.0 per cent in all rental buildings.

Vacancy rates lower in the suburbs

While 3.0 per cent of the units were vacant on the Island of Montréal, this proportion fell to 1.8 per cent in the suburbs. What's more, it can be noted

Graph 3

Net migration: The Island is losing ground



that the vacancy rates rose less significantly in the suburbs. All this was likely attributable to the greater demographic growth enjoyed by the sectors situated off the Island of Montréal. For example, Graph 3 shows the population movements between the Island and the Montérégie, Laval, Laurentides and Lanaudière administrative regions in 2004-2005. The Island of Montréal lost nearly 24,000 people to these regions, mainly the Montérégie (-8,949) and Laval (-7,151). Stronger job creation in the suburbs largely accounted for this loss.

Finding a rental dwelling in Vaudreuil-Soulanges is difficult

This year, for the first time, the Vaudreuil-Soulanges sector (zone 35) represents a separate survey zone. There are just over 1,700 rental housing units in this sector, but only 0.4 per cent of them were vacant at the time of our survey, which made this one of the zones where it was the most difficult to find a rental dwelling. This was also one of the rare zones to have registered a decrease in its number of vacant units in relation to last year (the vacancy rate was 1.0 per cent in 2005). The average rent for two-bedroom apartments in this zone was \$600, which was below the average for the metropolitan area (\$636) and also well under the average rents in the two neighbouring West Island zones. Actually, the average rents were higher by some \$240 and \$80 respectively, in zones 15 (Beaconsfield, Kirkland, Pointe-Claire, etc.) and 16 (Dollard-des-Ormeaux, Pierrefonds, etc.). This, very likely, explains the better rental performance of the Vaudreuil-Soulanges sector.

North Shore continues to post a remarkable rental performance

For several years, the North Shore has been the sector where apartments have been the easiest to rent out. The 2006 survey results presented no exception, as they revealed a very small proportion of vacant units (1.2 per cent) this past October, almost the same percentage as last year. In addition to the demographic growth and the fact that the North Shore has only about 30,200 rental dwellings for a population of around 215,000 households, the affordable rents no doubt accounted for this phenomenon. In fact, two-bedroom apartments rented for an average of \$588 there, less than in every other large sector and some \$50 below the average rent for the overall CMA. Lastly, it should be noted that, at the time of our survey, our sample included no vacant units in the zone composed of Lachenaie, La Plaine, Mascouche and Terrebonne (zone 27), a unique case in the Montréal metropolitan area.

Vacant units register marginal increase in Laval

Likewise, the rental market stayed tight in Laval, as the vacancy rate there went from 1.8 per cent in 2005 to 2.0 per cent in 2006. While Laval registered a significant increase in condominium starts in the last few years (more than 1,000 units were built in each of 2004 and 2005) and while this housing type is the closest substitute for rental dwellings, this was not sufficient to significantly ease conditions on the Laval rental market. This means that former renters in Laval who became

homeowners in the past year were almost all replaced by newcomers, which is consistent with migration statistics. It should be noted, as well, that one Laval zone had a much higher vacancy rate, namely, the zone comprising the Chomedey and Sainte-Dorothée districts, where this rate reached 3.8 per cent. This was also the most expensive zone outside the Island of Montréal, with an average rent of \$681 per month for two-bedroom units. In all other zones across Laval, the average monthly rents for units of this type remained under \$600, and none of these zones had vacancy rates over 1.9 per cent.

South Shore rental market no longer as tight

Among the suburban sectors, the South Shore recorded the greatest vacancy rate hike. In fact, this rate went from 1.2 per cent last year to 2.0 per cent this year. In this sector, it was the borough of Vieux-Longueuil that had the most vacant units and the highest vacancy rate (2.7 per cent). However, this was the only survey zone on the South Shore where there was significant rental housing construction (620 starts in 2005). Conversely, zones 33 (Beloeil, McMasterville, Saint-Bruno, Sainte-Julie, etc.) and 34 (Carignan, Chambly, Richelieu, etc.) had the lowest vacancy rates, at 0.6 per cent and 0.4 per cent, respectively. Lastly, it should be noted that the average rent for two-bedroom apartments was slightly higher on the South Shore (\$625) than in the other large suburban sectors, namely, Laval (\$616), the North Shore (\$588) and Vaudreuil-Soulanges (\$600).

Availability rate: a measure of short-term supply

What can be expected for 2007?

In the Montréal CMA, the availability rate (see Table 1.1.4) rose to 3.3 per cent in 2006 from 2.5 per cent in 2005. This indicator differs from the vacancy rate in that it takes into account not only vacant units but also units for which the landlord has received a notice to move and for which a new tenant has not signed a lease. The availability rate is therefore a measure of the short-term supply of units. One wonders whether the gap between the availability rate and the vacancy rate indicates the market will further ease over the coming months.

The least tight rental market, that is, the Island of Montréal market, had an availability of 3.6 per cent, in relation to a vacancy rate of 3.0 per cent. In the suburbs, it was the North Shore that had the lowest availability rate (1.4 per cent), compared to a vacancy rate of 1.2 per cent. Finally, the Laval and South Shore sector had availability rates of 2.4 per cent and 2.5 per cent, respectively, versus vacancy rates of 2.0 per cent in both cases.

Next year, we anticipate that the vacancy rate for the overall Montréal metropolitan area will rise again, this time to around 3.2 per cent. The trends described above should continue and impact the demand and supply of rental housing units in the CMA. Homeownership will slow down somewhat, and net migration, while remaining positive, will decline again on account of a weaker job market. However, we are forecasting a 10-per cent decline in rental housing starts in 2007 (to 4,500 units), after a 25-per cent decrease this year. Among the new units, 2,500 will be specifically intended for seniors.

By geographic sector, it is expected that the vacancy rates will remain significantly lower in the suburbs, particularly on the North Shore. Otherwise, one of the zones where the vacancy rate is likely to rise considerably in 2007 is downtown (zone 1), as luxury rental projects are currently being built there. Several condominium housing projects and hotel condominiums are also under construction in this zone, housing units

that will compete with rental dwellings to attract more affluent clients.

As for the change in rents, a first analysis would lead us to anticipate an increase in the order of 2.5 per cent for two-bedroom units. However, the increase in the average rent will probably be more significant if the new assessment rolls that will become effective in 2007 result in higher operating costs for rental buildings. School taxes, for their part, will likely rise. These additional expenses could further push up the rental rates. It is therefore probable that the increase in the average rent in the Montréal CMA will exceed our initial forecast, which should then be considered as a lower limit.

Rental condominium survey

Over the years, condominiums have become well established in the Montréal area urban landscape. First-time home buyers, retirees, households seeking a pied-à-terre, investors, and others have bought condominiums in view of living in them or renting them out. Because this market deserves special attention, CMHC decided, this year, to collect data on the rental condominium market. From this survey, which took place at the same time as the traditional Rental Market Survey, we estimated the universe of condominiums¹ at 82,275 units on the territory of the Montréal CMA. To no great surprise, the Island of Montréal (zones 1 to 4 – see the zone descriptions on page 12) accounts for the majority (62 per cent) of the estimated universe, with the rest (38 per cent) located in the suburbs (zones 5 and 6).

The phenomenon of rental condominiums seems less significant in the Montréal metropolitan area than in other major urban centers in Canada. Our survey revealed that only 8.4 per cent of condominiums in the Montréal CMA were rental units. Proportionally, there were more rental condominiums on the Island (8.7 per cent) than in the suburbs (7.8 per cent), but the difference was not huge. However, the proportions differed considerably depending on the size of the structures. In fact, the smallest condominium buildings, that is, those with 3 to 5 units, had only 5.2 per cent of rental units. This proportion increased with the size of the buildings, reaching a high of 13.2 per cent in structures with 100 or more units.

The percentage of rental condominiums that remained vacant was 2.8 per cent in the Montréal CMA, a result similar to the vacancy rate on the traditional rental market (2.7 per cent). Zone 1, which includes downtown Montréal and Île-des-Sœurs and in which the universe of condominiums was estimated at 9,129 apartments, stood out with a high percentage of rental condominiums (15.3 per cent) and a strong demand for this tenure option. In fact, the proportion of vacant rental condominiums was just 1.7 per cent there. Zone 3, which covers the West Island sectors, also distinguished itself with a vacancy rate of only 1.5 per cent, the lowest among the six survey zones. Lastly, it can be noted that the outer centre (zone 2) was the zone that comprised the largest condominium housing stock (17,173 units).

As for the rental rates, the average rents differed significantly between the traditional rental apartment market and the condominium rental market. In the overall Montréal CMA, the average rent for two-bedroom condominiums was \$970, or 53 per cent more than the average for two-bedroom apartments on the traditional rental market (\$636). The Island of Montréal had the largest gap in average rental rates between rented condominium units and traditional rental apartments (\$400).

¹The universe comprises apartments held under divided or undivided co-ownership contained in buildings with three or more housing units.

National rental vacancy rate inches down to 2.6 per cent

The average rental apartment vacancy rate in Canada's 28 major centres¹ decreased slightly by 0.1 of a percentage point to 2.6 per cent in October 2006 compared to last year.

Solid job creation and healthy income gains helped to strengthen demand for both ownership and rental housing. High levels of immigration were a key driver of rental demand in 2006, as was the increasing gap between the cost of home ownership and renting. These factors have put downward pressure on vacancy rates over the past year.

On the other hand, home ownership demand remained very strong, which can be seen from the near record level of existing home sales and the high level of housing starts in 2006. Strong home ownership demand continues to apply upward pressure on vacancy rates. Adding to this is the high level of condominium completions in some centres. Condominiums are a relatively inexpensive type of housing for renters moving to home ownership. Also, some condominium apartments are owned by investors who rent them out. Therefore, high levels of condominium completions have created competition for the rental market and have put upward pressure on vacancy rates.

The centres with the highest vacancy rates in 2006 were Windsor (10.4 per cent), Saint John (NB) (6.8 per cent), and St. John's (NFLD) (5.1 per cent). On the other hand, the major urban centres with the lowest vacancy rates were Calgary (0.5 per cent), Victoria (0.5 per cent), and Vancouver (0.7 per cent).

The highest average monthly rents for two-bedroom apartments in new and existing structures were in Toronto (\$1,067) and Vancouver (\$1,045), followed by Calgary (\$960) and Ottawa (\$941). The lowest average monthly rents for two-bedroom apartments in new and existing structures were in Trois-Rivières (\$488) and Saguenay (\$485).

By excluding the impact of new structures added to the universe since the last survey and conversions from the calculation, we can get a better indication of the rent increase in existing structures. Overall, the average rent for two-bedroom apartments in existing structures across Canada's 28 major centres increased by 3.2 per cent between October 2005 and October 2006. The greatest rent increases occurred in Calgary where rents were up 19.5 per cent and in Edmonton where rents increased by 9.9 per cent. Excluding Calgary and Edmonton, the average rent for two-bedroom apartments in existing structures was up only 2.4 per cent in 2006 compared to 2005.

In 2006, vacancy rates for rental condominium apartments were below one per cent in five of the seven centres surveyed (Vancouver, Calgary, Edmonton, Toronto, Ottawa, Montréal, and Québec). Rental condominiums in Vancouver and Toronto had the lowest vacancy rate at 0.4 per cent. On the other hand, Québec and Montréal registered the highest vacancy rates for condominium apartments at 1.2 per cent and 2.8 per cent in 2006, respectively. The survey showed that vacancy rates for rental condominium apartments in 2006 were lower than vacancy rates in the conventional rental market in all the surveyed centres, except Montréal. The highest average monthly rents for two-bedroom condominium apartments were in Toronto (\$1,487), Vancouver (\$1,273), and

Calgary (\$1,257). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average monthly rents for two-bedroom private apartments in the conventional rental market in 2006.

Also, the average monthly rent for a two-bedroom unit in the secondary rental market (dwelling types² other than private apartments such as duplexes and accessory apartments) was lower than the average rent in both the conventional and condominium apartment markets in Montréal and Vancouver. In Toronto, the average monthly rent for a two-bedroom unit in the secondary rental market was slightly higher than in the conventional rental market.

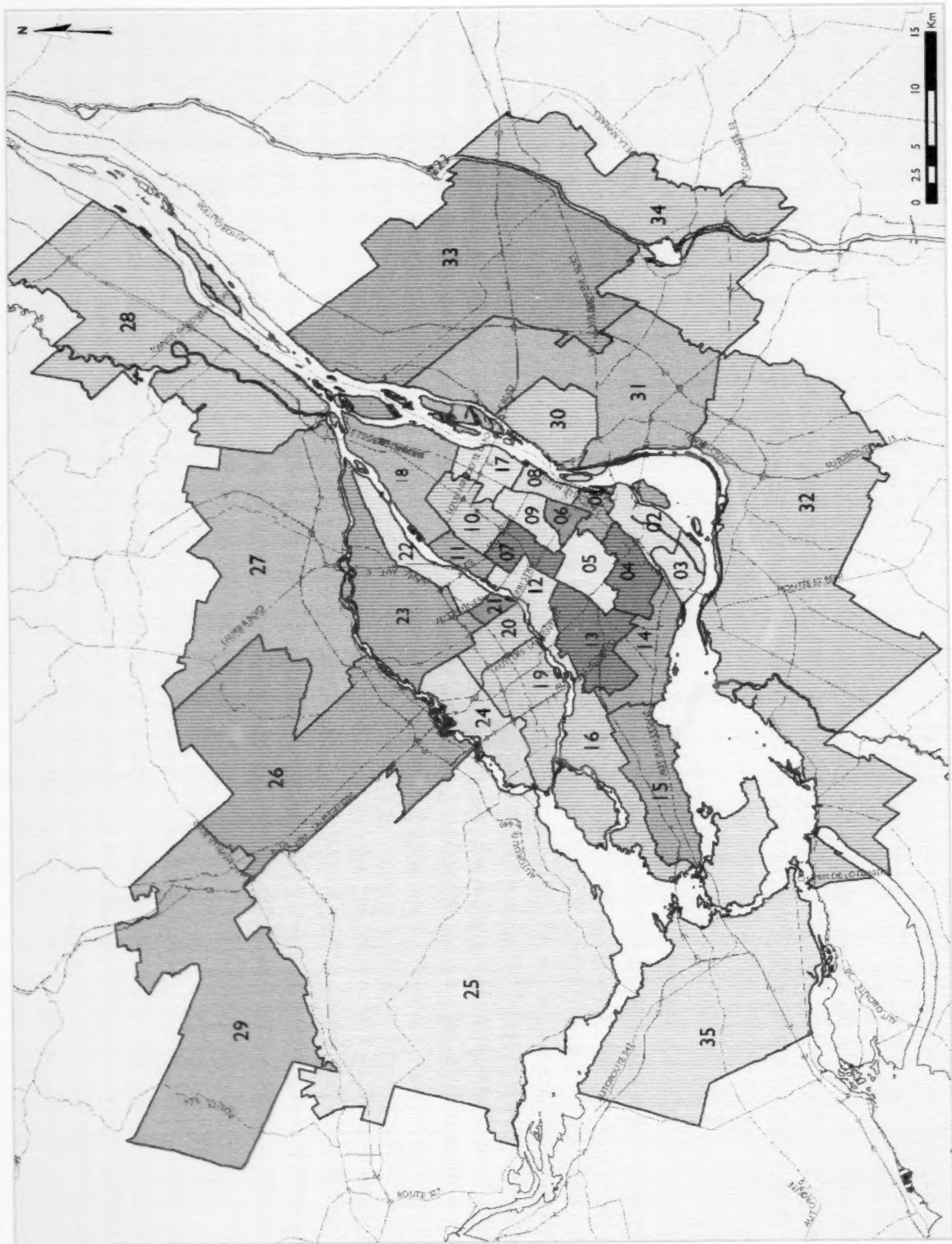
¹ Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes.

² CMHC's October Rental Market Survey, which covers private row and apartment structures with three or more units, is being expanded to include information on the secondary rental market. More specifically, for the Vancouver, Toronto and Montréal CMAs, the following types of units are now surveyed:

- rented single-detached houses;
- rented double (semi-detached) houses;
- rented freehold row/town houses;
- rented duplex apartments;
- rented accessory apartments;
- rented apartments which are part of a commercial or other type of structure containing one or two dwelling units.

RENTAL MARKET SURVEY – NOW ALSO DONE IN THE SPRING

Starting in 2007, CMHC will be conducting a rental market survey in the spring, in addition to the one conducted in the fall. The results of the spring survey will be published in June and will provide centre-level information on key rental market indicators such as vacancy rates and average rents. This will give users access to more timely information on market trends.



RMS ZONE DESCRIPTIONS - MONTRÉAL CMA	
Zone 1	Downtown Montréal, Île-des-Soeurs - St. Lawrence River (south), Chemin Remembrance and Des Pins Avenue (north), Amherst Street (east), Guy Street (west) and Île-des-Soeurs.
Zone 2	Le Sud-Ouest (Mtl), Verdun (Mtl) - St. Lawrence River (south), Lachine Canal and limits of Westmount (north), Guy Street and Autoroute Bonaventure (east), limits of LaSalle (west).
Zone 3	LaSalle (Mtl)
Zone 4	Notre-Dame-de-Grâce (Mtl), Côte-Saint-Luc, Hampstead, Westmount, Montréal-Ouest - Lachine Canal (south), limits of Côte-Saint-Luc and Hampstead (north), Décarie Blvd. and limits of Westmount (east), limits of Montréal-Ouest and Saint-Pierre (west).
Zone 5	Côte-des-Neiges (Mtl), Mont-Royal, Outremont (Mtl) - limits of Westmount and Voie Camillien-Houde (south), limits of Mont-Royal (north), limits of Outremont (east), Décarie Blvd. (west).
Zone 6	Plateau Mont-Royal (Mtl) - Sherbrooke Street (south), CP Railway (north), D'Iberville Street (east), limits of Outremont and Du Parc Avenue (west).
Zone 7	Villeray (Mtl), Saint-Michel (Mtl), Parc-Extension (Mtl) - Bélanger Street and Jean-Talon Street (south), Autoroute Métropolitaine and CN Railway (north), 24th Avenue (east), De l'Acadie Blvd. (west).
Zone 8	Hochelaga-Maisonneuve (Mtl) - St. Lawrence River (south), Sherbrooke Street (north), Viau Street (east), Amherst Street (west).
Zone 9	Rosemont (Mtl), La Petite-Patrie (Mtl) - Sherbrooke Street and CP Railway (south), Jean-Talon Street, Bélanger Street and limits of Saint-Léonard (north), Lacordaire Street and Dicks on Street (east), Du Parc
Zone 10	Anjou (Mtl), Saint-Léonard (Mtl) - Métropolitain Blvd. and Jarry Street (south), Rivière des Prairies (river) (north), limits of Montréal-Nord and Saint-Léonard (east), Railway (west).
Zone 11	Montréal-Nord (Mtl)
Zone 12	Ahuntsic (Mtl), Cartierville (Mtl) - Rivière des Prairies (river) (north), Saint-Michel Blvd. (east), limits of the former municipality of Pierrefonds (west).
Zone 13	Saint-Laurent (Mtl)
Zone 14	Dorval, Lachine (Mtl), Saint-Pierre (Mtl)
Zone 15	Baie-d'Urfé, Beaconsfield, Kirkland, Pointe-Claire, Senneville, Sainte-Anne-de-Bellevue, MRC de Vaudreuil-Soulanges
Zone 16	Dollard-des-Ormeaux, Saint-Raphaël-de-l'Île-Bizard (Mtl), Pierrefonds (Mtl), Roxboro (Mtl), Sainte-Geneviève (Mtl)
Zone 17	Mercier (Mtl) - St. Lawrence River (south), Bélanger Street (north), limits of the former municipality of Montréal-Est (east), Viau Street and Dicks on Street (west).
Zone 18	Pointe-aux-Trembles (Mtl), Rivière-des-Prairies (district) (Mtl), Montréal-Est
Zones 1-18	Island of Montréal
Zone 19	Chomedey, Sainte-Dorothée (Laval)
Zone 20	Laval-des-Rapides (Laval)
Zone 21	Pont-Viau (Laval)
Zone 22	Saint-François, Saint-Vincent, Duvernay (Laval)
Zone 23	Vimont, Auteuil (Laval)
Zone 24	Laval-Ouest, Fabreville, Sainte-Rose (Laval)
Zones 19-24	Laval
Zone 25	Deux-Montagnes, Oka, Pointe-Calumet, Sainte-Marthe-sur-le-Lac, Saint-Eustache, Saint-Joseph-du-Lac, Saint-Placide, Mirabel
Zone 26	Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse
Zone 27	Lachenaie, La Plaine, Mascouche, Terrebonne
Zone 28	Charlemagne, L'Assomption, Le Gardeur, L'Épiphanie, Repentigny, Saint-Gérard-Majella, Saint-Sulpice, Lavaltrie
Zone 29	Bellefeuille, Lafontaine, Saint-Antoine, Saint-Jérôme, Gore, Saint-Colomban
Zones 25-29	North Shore
Zones 19-29	Laval and North Shore
Zone 30	Longueuil
Zone 31	Boucherville, Brossard, Greenfield-Park, Lemoyne, Saint-Hubert, Saint-Lambert
Zone 32	Beauharnois, Candiac, Châteauguay, Deltion, Laprairie, Léry, Maple Grove, Melochville, Mercier, Sainte-Catherine, Saint-Constant, Saint-Isidore, Saint-Mathieu, Saint-Philippe
Zone 33	Beloil, McMasterville, Saint-Amable, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Sainte-Julie, Saint-Mathieu-de-Beloil, Varennes
Zone 34	Carignan, Chambly, Mont-Saint-Hilaire, Notre-Dame-du-Bon-Secours, Otterburn Park, Richelieu, Saint-Mathias
Zones 30-34	South Shore
Zone 35	Notre-Dame-de-l'Île-Perrot, Pincourt, Pointe-des-Cascades, Vaudreuil-sur-le-Lac, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Hudson, Île-Cadieux, Île-Perrot, Les Cèdres.
Zones 19-35	Suburbs
Zones 1-35	Montréal CMA

CONDOMINIUM SUB AREA DESCRIPTIONS - MONTRÉAL CMA	
Sub Area 1	Downtown includes RMS Zone 1: Downtown Montréal, Île-des-Soeurs.
Sub Area 2	Pericentre includes RMS Zone 2: Le Sud-Ouest (Mtl), Verdun (Mtl); Zone 4: Notre-Dame-de-Grâce (Mtl), Côte-Saint-Luc, Hampstead, Westmount, Montréal-Ouest; Zone 5: Côte-des-Neiges (Mtl), Mont-Royal, Outremont (Mtl); and Zone 6: Plateau Mont-Royal (Mtl).
Sub Area 3	West Part of Island of Montréal includes RMS Zone 3: LaSalle (Mtl); Zone 12: Ahuntsic (Mtl), Cartierville (Mtl); Zone 13: Saint-Laurent (Mtl); Zone 14: Dorval, Lachine (Mtl), Saint-Pierre (Mtl); Zone 15: Baie-d'Urfé, Beaconsfield, Kirkland, Pointe-Claire, Senneville, Sainte-Anne-de-Bellevue; and Zone 16: Dollard-des-Ormeaux, Saint-Raphaël-de-l'Île-Bizard (Mtl), Pierrefonds (Mtl), Roxboro (Mtl), Sainte-Geneviève (Mtl).
Sub Area 4	East Part of Island of Montréal includes RMS Zone 7: Villeray (Mtl), Saint-Michel (Mtl), Parc-Extension (Mtl); Zone 8: Hochelaga-Maisonneuve (Mtl); Zone 9: Rosemont (Mtl), La Petite-Patrie (Mtl); Zone 10: Anjou (Mtl), Saint-Léonard (Mtl); Zone 11: Montréal-Nord (Mtl); Zone 17: Mercier (Mtl); and Zone 18: Pointe-aux-Trembles (Mtl), Rivière-des-Prairies (Mtl), Montréal-Est.
Sub Areas 1-4	Montréal Island
Sub Area 5	Laval & North Shore includes RMS Zone 19: Chomedey, Sainte-Dorothée (Laval); Zone 20: Laval-des-Rapides (Laval); Zone 21: Pont-Viau (Laval); Zone 22: Saint-François, Saint-Vincent, Duvernay (Laval); Zone 23: Vimont, Auteuil (Laval); Zone 24: Laval-Ouest, Fabreville, Sainte-Rose (Laval); Zone 25: Deux-Montagnes, Oka, Pointe-Calumet, Sainte-Marthe-sur-le-Lac, Saint-Eustache, Saint-Joseph-du-Lac, Saint-Placide, Mirabel; Zone 26: Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse; Zone 27: Lachenaie, La Plaine, Mascouche, Terrebonne; Zone 28: Charlemagne, L'Assomption, Le Gardeur, L'Épiphanie, Repentigny, Saint-Gérard-Majella, Saint-Sulpice, Lavaltrie; and Zone 29: Bellefeuille, Lafontaine, Saint-Antoine, Saint-Jérôme, Gore, Saint-Colomban.
Sub Area 6	South Shore and Vaudreuil-Soulanges includes RMS Zone 30: Longueuil; Zone 31: Boucherville, Brossard, Greenfield-Park, Lemoyne, Saint-Hubert, Saint-Lambert; Zone 32: Beauharnois, Candiac, Châteauguay, Delson, Laprairie, Léry, Maple Grove, Melocheville, Mercier, Sainte-Catherine, Saint-Constant, Saint-Isidore, Saint-Mathieu, Saint-Philippe; Zone 33: Beloeil, McMasterville, Saint-Amable, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Sainte-Julie, Saint-Mathieu-de-Beloeil, Varennes; Zone 34: Carignan, Chambly, Mont-Saint-Hilaire, Notre-Dame-du-Bon-Secours, Otterburn Park, Richelieu, Saint-Mathias; and Zone 35: Notre-Dame-de-l'Île-Perrot, Pincourt, Pointe-des-Cascades, Vaudreuil-sur-le-Lac, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Hudson, Île-Cadieux, Île-Perrot, Les Cèdres.
Sub Areas 1-6	Montréal CMA

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

- 1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 1.1.2 Average Rents (\$) by Zone and Bedroom Type
- 1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 1.1.4 Availability Rates (%) by Zone and Bedroom Type
- 1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
- 1.2.2 Average Rents (\$) by Year of Construction and Bedroom Type
- 1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
- 1.3.2 Average Rents (\$) by Structure Size and Bedroom Type
- 1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

- 1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

- 2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 2.1.2 Average Rents (\$) by Zone and Bedroom Type
- 2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 2.1.4 Availability Rates (%) by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

- 3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 3.1.2 Average Rents (\$) by Zone and Bedroom Type
- 3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 3.1.4 Availability Rates (%) by Zone and Bedroom Type

Available in the Quebec, Montreal, Ottawa, Toronto, Edmonton, Calgary and Vancouver Reports

Rental Condominium Apartment Data *

- 4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
- 4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents (\$)
- 4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
- 4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
- 4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto and Vancouver Reports

Secondary Rented Unit Data *

- 5.1 Secondary Rented Unit Average Rents (\$) by Dwelling Type
- 5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

* New Surveys - Please refer to the Methodology section for additional information.

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Montréal CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Montréal Island Zone 1	3.0 b	2.9 a	3.5 b	3.7 a	4.1 b	2.8 a	3.7 d	3.2 d	3.5 a	3.2 a
Zone 2	4.0 d	**	1.3 a	2.3 c	1.2 d	2.5 c	**	**	1.4 a	2.5 c
Zone 3	0.6 b	1.6 c	0.1 b	6.3 b	**	2.5 c	**	1.4 d	0.1 b	3.5 c
Zone 4	1.8 a	2.1 a	3.3 b	3.5 b	1.8 a	3.7 c	3.2 d	3.1 d	2.5 a	3.3 b
Zone 5	4.5 b	4.9 b	1.8 a	3.1 b	2.3 b	3.1 c	3.0 d	1.6 c	2.4 a	3.1 b
Zone 6	3.8 b	3.5 b	2.5 c	1.1 a	1.5 d	0.6 b	**	0.1 b	2.5 b	1.5 a
Zone 7	5.0 d	6.9 c	1.4 a	3.9 d	1.0 d	**	**	**	1.5 c	2.9 c
Zone 8	5.7 d	**	**	5.3 d	**	**	**	**	1.9 c	4.0 d
Zone 9	3.2 d	3.5 d	2.7 c	2.3 c	0.7 b	**	**	**	1.7 c	2.3 c
Zone 10	8.8 b	10.6 c	1.8 b	3.0 b	1.5 a	2.3 c	**	**	2.0 b	2.9 b
Zone 11	4.6 b	4.8 b	4.6 c	4.9 c	3.2 d	3.6 d	**	**	3.8 c	4.0 c
Zone 12	3.9 b	6.0 b	1.9 a	5.0 b	2.1 c	2.5 c	0.1 b	**	2.1 b	3.9 b
Zone 13	1.3 a	2.3 a	2.3 c	5.1 b	0.8 d	3.4 b	0.0 c	2.3 b	1.3 d	3.9 b
Zone 14	3.0 b	4.9 b	2.5 a	5.6 b	2.8 b	5.0 b	**	2.3 c	2.7 a	4.8 b
Zone 15	4.6 c	3.8 b	3.4 a	2.9 a	2.8 a	3.3 b	0.2 b	1.4 a	2.8 a	3.0 a
Zone 16	5.4 b	5.3 a	3.8 b	3.9 b	3.4 b	5.3 b	1.4 d	3.3 d	3.5 b	4.7 b
Zone 17	2.4 c	4.1 d	1.0 a	2.0 c	**	1.0 d	**	**	**	1.7 c
Zone 18	4.5 d	8.7 c	1.2 a	2.6 c	1.6 c	1.8 c	0.1 b	0.3 b	1.4 a	2.2 c
Montréal Island (Zones 1-18)	3.8 a	4.5 a	2.3 a	3.4 a	1.7 a	2.5 a	1.5 b	2.1 b	2.1 a	3.0 a
Laval Zone 19	**	6.9 b	2.8 b	**	2.3 c	2.1 c	1.6 c	1.2 d	2.7 b	3.8 d
Zone 20	0.0 c	0.8 d	**	1.7 c	0.6 b	0.7 a	**	**	1.5 c	1.0 a
Zone 21	6.2 a	6.1 a	2.2 a	2.0 b	1.7 c	1.2 a	0.7 b	0.5 b	2.3 b	1.9 b
Zone 22	0.0 d	0.0 d	1.1 a	1.4 a	0.8 a	0.9 a	0.6 b	0.0 d	0.8 a	0.9 a
Zone 23	4.8 a	1.1 a	0.9 a	2.1 b	0.7 b	0.3 b	1.5 d	0.6 b	1.0 a	0.8 a
Zone 24	4.7 c	7.9 b	0.6 a	1.0 a	0.3 a	1.4 a	0.4 b	0.0 c	0.6 a	1.4 a
Laval (Zones 19-24)	5.7 c	4.6 b	2.7 b	3.6 d	1.2 a	1.2 a	1.1 a	0.8 a	1.8 b	2.0 b
North-Shore Zone 25	0.0 d	1.2 d	0.6 b	0.3 b	0.4 b	0.8 d	0.0 c	**	0.4 b	1.9 c
Zone 26	**	**	0.1 b	**	0.3 b	0.6 a	**	**	0.2 b	0.7 a
Zone 27	0.0 d	0.0 d	0.2 b	0.0 c	0.7 b	0.0 c	0.0 c	0.0 c	0.5 a	0.0 c
Zone 28	1.7 b	1.5 a	1.5 c	1.2 a	1.2 a	1.0 a	1.2 d	1.0 d	1.3 a	1.0 a
Zone 29	**	**	3.1 c	1.5 a	2.8 c	1.5 b	0.5 b	**	2.7 b	2.0 b
North-Shore (Zones 25-29)	2.4 c	4.4 d	1.6 a	1.2 a	1.1 a	0.8 a	0.3 b	1.9 c	1.1 a	1.2 a
Laval/North-Shore (Zones 19-29)	4.1 c	4.5 b	2.2 b	2.5 b	1.1 a	1.0 a	0.6 a	1.4 a	1.4 a	1.6 b
South-Shore Zone 30	1.7 c	1.7 c	1.9 c	2.5 c	1.0 a	2.8 c	**	2.9 c	1.4 a	2.7 b
Zone 31	0.6 a	2.2 b	1.8 b	2.7 a	0.9 a	2.1 b	1.0 d	1.3 d	1.1 a	2.1 b
Zone 32	0.0 c	0.0 c	2.7 c	1.7 c	0.9 a	1.2 a	**	**	1.2 a	1.4 a
Zone 33	**	0.0 c	0.3 b	0.5 b	0.9 a	0.7 b	0.4 b	0.4 b	0.8 a	0.6 a
Zone 34	**	**	1.0 d	0.0 c	0.0 c	0.1 b	0.0 c	**	0.3 b	0.4 b
South-Shore (Zones 30-34)	1.2 a	1.9 b	1.8 a	2.2 a	0.9 a	2.0 b	1.2 d	1.8 c	1.2 a	2.0 a
Zone 35	**	0.0 d	0.0 c	0.0 c	1.1 d	0.5 b	0.0 c	0.0 c	1.0 a	0.4 b
Suburbs (Zones 19-35)	2.7 b	3.3 b	2.0 a	2.3 a	1.0 a	1.4 a	0.9 a	1.6 b	1.3 a	1.8 a
Montréal CMA	3.7 a	4.4 a	2.2 a	3.3 a	1.5 a	2.2 a	1.4 a	2.0 b	2.0 a	2.7 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

**I.1.2 Private Apartment Average Rents (\$)
by Zone and Bedroom Type
Montréal CMA**

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Montréal Island Zone 1	591 a	614 a	849 a	857 a	1,098 a	1,112 a	1,355 b	1,538 c	867 a	888 a
Zone 2	381 b	384 b	443 a	481 a	533 a	556 a	609 b	614 b	518 a	533 a
Zone 3	433 a	462 a	540 a	541 a	621 a	623 a	779 a	827 b	607 a	612 a
Zone 4	480 a	494 a	660 a	671 a	824 a	872 a	1,046 c	1,115 c	746 a	768 a
Zone 5	461 a	484 a	605 a	625 a	760 a	792 a	922 c	907 b	672 a	699 a
Zone 6	510 a	511 a	611 a	606 a	661 b	727 b	803 b	947 c	623 a	647 a
Zone 7	401 b	394 a	437 a	457 a	503 a	495 a	609 b	617 b	482 a	486 a
Zone 8	420 a	443 a	461 a	470 b	530 b	559 a	689 c	698 b	528 a	549 a
Zone 9	403 b	452 b	472 a	499 a	537 a	594 a	774 b	849 c	514 a	539 a
Zone 10	393 b	442 b	527 a	555 a	591 b	602 a	684 b	679 a	584 a	598 a
Zone 11	**	479 c	547 b	545 b	541 a	539 a	626 b	631 a	552 a	545 a
Zone 12	409 a	413 a	493 a	496 a	583 a	610 a	770 c	768 c	539 a	551 a
Zone 13	536 a	524 a	635 a	648 a	741 a	750 a	779 a	772 a	695 a	701 a
Zone 14	447 b	468 a	532 a	535 a	585 a	597 a	704 b	664 b	573 a	576 a
Zone 15	513 a	520 a	738 a	746 a	907 a	880 a	942 b	1,038 a	828 a	832 a
Zone 16	473 a	494 a	593 a	609 a	686 a	717 a	768 a	791 b	655 a	679 a
Zone 17	409 b	424 b	462 b	475 a	535 b	546 a	669 c	718 b	536 b	541 a
Zone 18	458 b	486 b	495 a	494 a	538 a	554 a	668 b	652 b	550 a	556 a
Montréal Island (Zones 1-18)	469 a	485 a	567 a	579 a	625 a	645 a	764 a	804 a	604 a	619 a
Laval Zone 19	451 b	486 b	581 a	627 a	640 a	681 a	827 b	895 c	640 a	685 a
Zone 20	430 b	447 a	518 a	527 a	586 a	594 a	645 b	649 b	575 a	577 a
Zone 21	418 b	437 c	526 a	516 a	536 a	548 a	566 a	580 a	539 a	549 a
Zone 22	367 b	375 b	486 a	535 a	526 a	548 a	597 a	604 b	523 a	549 a
Zone 23	396 b	398 a	500 b	486 a	579 a	594 a	651 a	703 b	573 a	578 a
Zone 24	390 b	402 b	462 a	469 a	561 a	574 a	674 b	696 a	559 a	571 a
Laval (Zones 19-24)	424 a	451 a	544 a	565 a	592 a	616 a	696 b	738 b	591 a	613 a
North-Shore Zone 25	364 a	398 b	461 a	494 a	551 a	593 a	641 b	691 a	548 a	593 a
Zone 26	**	358 b	485 b	507 b	560 a	592 a	622 b	664 b	567 a	591 a
Zone 27	384 a	441 a	477 a	496 a	619 a	649 a	656 a	694 a	585 a	614 a
Zone 28	420 a	410 b	472 a	495 a	542 a	576 a	585 b	660 a	531 a	565 a
Zone 29	376 b	384 b	432 b	453 a	529 a	537 a	604 a	642 b	501 a	519 a
North-Shore (Zones 25-29)	383 a	393 b	457 a	484 a	558 a	588 a	617 a	667 a	544 a	573 a
Laval/North-Shore (Zones 19-29)	400 a	416 a	502 a	528 a	575 a	602 a	649 a	696 a	567 a	593 a
South-Shore Zone 30	511 b	476 b	592 a	593 a	635 a	647 a	760 a	756 a	641 a	644 a
Zone 31	407 b	424 b	535 a	555 a	614 a	611 a	678 b	712 b	599 a	608 a
Zone 32	393 a	407 a	481 a	506 a	581 a	598 a	628 b	652 a	565 a	586 a
Zone 33	416 b	**	550 a	550 a	604 a	626 a	697 a	679 b	608 a	622 a
Zone 34	389 b	382 c	483 b	474 b	580 a	578 a	616 a	630 a	568 a	568 a
South-Shore (Zones 30-34)	460 b	446 b	563 a	569 a	616 a	625 a	714 a	717 a	615 a	622 a
Zone 35	393 b	360 a	454 a	465 a	610 b	600 a	701 a	720 a	594 b	591 a
Suburbs (Zones 19-35)	433 a	428 a	534 a	548 a	594 a	612 a	685 a	707 a	591 a	606 a
Montréal CMA	466 a	481 a	562 a	574 a	616 a	636 a	742 a	775 a	601 a	616 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/a: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix links](#) for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2006 by Zone and Bedroom Type Montréal CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Montréal Island Zone 1	156 a	5,428	309 a	8,245	141 a	4,983	37 d	1,152	643 a	19,808
Zone 2	**	1,232	168 c	7,428	309 c	12,224	**	4,528	627 c	25,413
Zone 3	10 c	609	219 b	3,460	129 c	5,227	20 d	1,374	377 c	10,670
Zone 4	76 a	3,563	440 b	12,659	395 c	10,779	88 d	2,803	998 b	29,803
Zone 5	181 b	3,677	456 b	14,615	369 c	11,847	62 c	3,837	1,068 b	33,976
Zone 6	323 b	9,129	145 a	13,382	71 b	10,937	2 b	3,423	541 a	36,871
Zone 7	223 c	3,210	400 d	10,195	**	16,465	**	3,016	956 c	32,887
Zone 8	**	2,392	376 d	7,048	**	10,678	**	5,250	1,002 d	25,369
Zone 9	287 d	8,270	299 c	13,006	**	13,785	**	1,601	853 c	36,662
Zone 10	109 c	1,028	118 b	3,883	226 c	9,955	**	2,676	515 b	17,543
Zone 11	69 b	1,426	255 c	5,212	393 d	10,994	**	1,655	777 c	19,288
Zone 12	188 b	3,125	429 b	8,525	211 c	8,324	**	1,597	847 b	21,570
Zone 13	23 a	989	283 b	5,521	217 b	6,280	39 b	1,708	562 b	14,498
Zone 14	39 b	793	177 b	3,144	235 b	4,704	30 c	1,338	482 b	9,979
Zone 15	10 b	275	43 a	1,462	58 b	1,768	6 a	421	117 a	3,925
Zone 16	46 a	862	105 b	2,699	266 b	5,047	31 d	932	448 b	9,541
Zone 17	30 d	738	78 c	3,818	67 d	6,704	**	1,491	214 c	12,751
Zone 18	53 c	609	51 c	1,978	139 c	7,750	3 b	905	247 c	11,242
Montréal Island (Zones 1-18)	2,115 a	47,356	4,350 a	126,280	3,972 a	158,452	836 b	39,708	11,274 a	371,796
Laval Zone 19	34 b	496	**	2,599	98 c	4,709	10 d	833	327 d	8,637
Zone 20	3 d	361	37 c	2,139	34 a	4,978	**	538	81 a	8,016
Zone 21	25 a	407	15 b	737	11 a	969	4 b	715	55 b	2,828
Zone 22	0 d	63	9 a	655	14 a	1,604	0 d	220	23 a	2,542
Zone 23	1 a	93	16 b	742	4 b	1,528	2 b	326	23 a	2,689
Zone 24	7 b	87	5 a	502	17 a	1,231	0 c	296	29 a	2,116
Laval (Zones 19-24)	70 b	1,508	267 d	7,374	178 a	15,019	22 a	2,928	537 b	26,828
North-Shore Zone 25	2 d	163	2 b	749	25 d	3,039	**	1,079	94 c	5,031
Zone 26	**	224	**	1,146	28 a	5,066	**	1,538	55 a	7,973
Zone 27	0 d	77	0 c	977	0 c	2,579	0 c	465	0 c	4,098
Zone 28	3 a	203	13 a	1,097	30 a	3,121	7 d	731	54 a	5,153
Zone 29	**	655	36 a	2,437	56 b	3,711	**	1,116	161 b	7,919
North-Shore (Zones 25-29)	58 d	1,322	75 a	6,406	140 a	17,517	92 c	4,929	364 a	30,174
Laval/North-Shore (Zones 19-29)	127 b	2,830	341 b	13,780	318 a	32,535	114 a	7,857	901 b	57,002
South-Shore Zone 30	12 c	693	139 c	5,621	302 c	10,977	94 c	3,274	547 b	20,565
Zone 31	23 b	1,063	100 a	3,759	156 b	7,575	29 d	2,330	309 b	14,727
Zone 32	0 c	106	20 c	1,161	45 a	3,677	**	836	79 a	5,780
Zone 33	0 c	154	3 b	578	17 b	2,552	4 b	939	24 a	4,223
Zone 34	**	63	0 c	564	1 b	1,235	**	509	10 b	2,371
South-Shore (Zones 30-34)	40 b	2,080	262 a	11,682	522 b	26,017	145 c	7,887	968 a	47,666
Zone 35	0 d	125	0 c	236	6 b	1,154	0 c	201	6 b	1,716
Suburbs (Zones 19-35)	168 b	5,035	603 a	25,698	846 a	59,706	258 b	15,946	1,875 a	106,384
Montréal CMA	2,283 a	52,391	4,953 a	151,978	4,818 a	218,157	1,095 b	55,654	13,149 a	478,180

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix links](#) for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Montréal CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Montréal Island Zone 1	3.1 b	3.5 b	3.7 b	4.7 a	4.6 b	3.6 b	3.7 d	3.4 d	3.7 a	4.0 a
Zone 2	4.1 d	**	1.4 a	3.0 d	1.2 d	2.7 c	**	**	1.4 a	2.8 c
Zone 3	2.2 c	1.6 c	3.2 b	6.4 b	1.5 a	2.5 c	**	1.4 d	2.0 b	3.5 c
Zone 4	2.0 a	3.2 b	3.9 b	4.2 b	2.1 a	4.3 b	3.5 d	3.7 d	2.9 a	4.0 b
Zone 5	6.5 b	6.9 b	2.5 a	4.7 b	3.4 c	4.0 b	4.8 d	2.1 c	3.4 b	4.4 b
Zone 6	3.8 b	4.0 b	2.6 c	1.4 a	1.5 d	1.3 d	**	0.1 b	2.5 b	1.9 b
Zone 7	**	7.2 c	2.7 c	4.0 d	1.4 a	**	**	**	2.3 b	3.1 d
Zone 8	5.8 d	**	**	5.9 d	**	**	**	**	2.2 c	4.4 d
Zone 9	3.3 d	3.9 d	3.0 d	3.2 d	0.9 d	**	**	**	1.9 c	2.7 c
Zone 10	8.8 b	10.8 c	1.8 b	3.5 b	1.5 a	3.3 c	**	**	2.0 b	3.7 b
Zone 11	6.8 c	5.0 b	5.5 b	5.4 c	5.2 d	4.2 d	5.8 d	**	5.5 c	4.9 c
Zone 12	5.2 b	6.4 b	3.7 c	5.3 b	3.1 d	3.4 d	0.1 b	**	3.4 c	4.5 b
Zone 13	2.1 a	2.6 a	6.2 b	5.6 a	3.1 c	3.7 b	0.6 a	2.8 b	3.9 c	4.2 b
Zone 14	4.6 b	5.4 b	4.2 b	6.2 b	3.9 c	5.8 b	**	2.7 c	3.9 b	5.5 b
Zone 15	5.6 b	5.3 a	3.9 a	3.7 a	2.9 a	4.2 b	0.9 a	2.2 b	3.2 b	3.9 a
Zone 16	5.4 b	5.3 a	4.1 b	4.1 b	3.6 b	5.9 b	1.4 d	4.3 c	3.7 b	5.2 a
Zone 17	**	4.5 d	1.0 a	2.3 c	**	**	**	**	**	2.1 c
Zone 18	4.5 d	8.7 c	1.6 c	2.7 c	1.7 c	1.9 c	0.1 b	0.6 b	1.5 c	2.3 c
Montréal Island (Zones 1-18)	4.4 a	5.1 a	3.2 a	4.1 a	2.3 a	3.0 a	1.8 b	2.6 b	2.8 a	3.6 a
Laval Zone 19	**	6.9 b	2.8 b	**	2.7 c	3.5 c	1.6 c	1.3 a	2.9 b	4.7 d
Zone 20	0.0 c	0.8 d	**	1.7 c	0.6 b	0.7 a	**	**	1.5 c	1.0 a
Zone 21	6.5 a	6.4 a	2.7 a	2.4 b	1.7 c	1.2 a	0.7 b	0.5 b	2.4 b	2.1 b
Zone 22	0.0 d	0.0 d	1.2 a	1.8 b	1.4 a	0.9 a	**	0.0 d	1.3 a	1.0 a
Zone 23	4.8 a	1.1 a	1.1 a	2.1 b	1.5 a	0.3 b	**	0.6 b	1.6 c	0.8 a
Zone 24	5.7 c	10.1 c	1.8 c	1.3 a	0.6 a	2.2 b	0.4 b	0.0 c	1.0 a	2.0 b
Laval (Zones 19-24)	5.8 c	4.8 b	2.8 b	3.9 c	1.4 a	1.7 b	1.3 a	0.8 a	2.0 a	2.4 b
North-Shore Zone 25	0.0 d	1.2 d	1.0 d	0.4 b	0.4 b	0.8 d	0.0 c	**	0.5 a	1.9 c
Zone 26	**	**	0.7 b	3.0 c	0.3 b	0.6 a	0.1 b	**	0.3 b	0.8 a
Zone 27	0.0 d	0.0 d	0.5 b	1.2 d	1.0 a	0.4 b	0.0 c	**	0.7 a	0.6 b
Zone 28	2.6 b	1.5 a	2.5 b	1.5 a	1.4 a	1.4 a	**	1.1 d	1.8 b	1.4 a
Zone 29	**	**	3.1 c	1.9 c	2.8 c	1.5 b	**	**	3.1 c	2.2 b
North-Shore (Zones 25-29)	3.0 c	4.7 d	2.0 a	1.7 b	1.1 a	0.9 a	1.0 d	2.0 c	1.4 a	1.4 a
Laval/North-Shore (Zones 19-29)	4.4 c	4.8 b	2.4 a	2.9 b	1.3 a	1.3 a	1.1 a	1.5 c	1.7 a	1.9 a
South-Shore Zone 30	1.7 c	1.9 c	2.5 c	3.5 c	1.2 a	3.2 d	**	3.0 d	1.8 b	3.2 c
Zone 31	0.6 a	2.3 b	2.1 a	3.1 b	1.4 a	3.0 b	**	2.4 c	1.5 a	2.9 a
Zone 32	0.0 c	0.0 c	2.7 c	1.7 c	0.9 a	1.4 a	**	**	1.4 a	1.5 b
Zone 33	**	0.0 c	0.3 b	0.6 b	1.0 a	0.8 a	0.4 b	0.4 b	0.9 a	0.7 a
Zone 34	**	**	1.3 a	0.5 b	0.9 d	0.4 b	0.6 b	**	1.0 a	0.7 a
South-Shore (Zones 30-34)	1.2 a	2.0 b	2.2 a	2.9 a	1.2 a	2.5 b	1.9 c	2.3 c	1.5 a	2.5 a
Zone 35	**	0.0 d	0.0 c	0.0 c	1.1 d	1.0 a	0.0 c	0.0 c	1.0 a	0.7 a
Suburbs (Zones 19-35)	2.9 b	3.5 b	2.3 a	2.9 a	1.2 a	1.8 a	1.5 c	1.9 b	1.6 a	2.2 a
Montréal CMA	4.3 a	4.9 a	3.0 a	3.9 a	2.0 a	2.7 a	1.7 b	2.4 a	2.5 a	3.3 a

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1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Montréal CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Montréal Island (Zones 1-18)										
Unknown	**	**	**	1.7 c	**	1.0 a	**	**	0.4 b	1.6 c
Pre 1940	3.3 d	5.1 c	2.3 c	2.5 c	1.4 a	2.1 c	1.8 c	1.8 c	1.9 b	2.4 b
1940 - 1959	3.1 c	2.8 a	1.1 a	2.4 b	1.5 a	2.7 b	0.6 a	3.0 d	1.5 a	2.6 b
1960 - 1974	4.2 a	4.7 a	2.8 a	4.4 a	2.0 a	3.0 a	2.0 c	2.4 b	2.6 a	3.8 a
1975 - 1989	3.6 a	3.2 a	2.0 a	4.2 b	1.5 b	2.5 b	1.4 a	1.9 b	1.9 a	3.1 b
1990+	5.5 b	7.6 a	3.8 d	4.5 b	2.8 c	3.8 d	**	**	3.3 c	4.4 b
Total	3.8 a	4.5 a	2.3 a	3.4 a	1.7 a	2.5 a	1.5 b	2.1 b	2.1 a	3.0 a
Laval/North-Shore (Zones 19-29)										
Unknown	**	**	**	**	**	0.7 b	**	**	**	**
Pre 1940	0.0 d	**	0.4 b	**	**	**	0.0 d	0.0 d	1.5 d	1.9 c
1940 - 1959	**	**	0.0 c	**	**	0.4 b	**	0.0 d	**	1.4 d
1960 - 1974	1.9 c	4.0 d	2.5 c	2.0 c	1.1 a	0.9 a	1.0 a	0.9 a	1.5 b	1.4 a
1975 - 1989	7.6 c	5.3 b	1.5 b	2.3 b	0.8 a	0.7 a	0.8 a	0.4 b	1.2 a	1.2 a
1990+	1.6 b	3.5 d	3.6 c	**	1.4 a	1.6 c	0.2 b	3.1 d	1.8 b	2.4 c
Total	4.1 c	4.5 b	2.2 b	2.5 b	1.1 a	1.0 a	0.6 a	1.4 a	1.4 a	1.6 b
South-Shore (Zones 30-34)										
Unknown	**	**	**	**	**	**	**	**	**	**
Pre 1940	**	**	0.0 d	**	0.0 d	0.0 d	0.0 d	**	0.0 c	**
1940 - 1959	**	**	**	**	**	**	**	**	**	**
1960 - 1974	2.0 c	2.3 c	1.7 c	3.4 c	0.7 a	2.9 c	**	3.1 d	1.3 a	3.1 c
1975 - 1989	0.7 a	2.0 b	1.8 a	1.7 b	0.7 a	1.6 b	0.6 b	0.9 d	0.9 a	1.5 b
1990+	0.3 a	1.8 a	1.9 c	2.5 b	2.1 c	1.4 a	0.0 c	**	1.6 c	1.8 c
Total	1.2 a	1.9 b	1.8 a	2.2 a	0.9 a	2.0 b	1.2 d	1.8 c	1.2 a	2.0 a
Montréal CMA										
Unknown	**	**	**	1.6 c	0.3 b	1.1 a	**	**	0.5 b	1.6 c
Pre 1940	3.2 d	5.0 c	2.3 c	2.4 c	1.4 a	2.0 c	1.7 c	1.8 c	1.8 b	2.4 b
1940 - 1959	3.0 c	2.8 a	1.2 a	2.3 b	1.5 a	2.6 b	0.6 a	2.8 c	1.5 a	2.5 b
1960 - 1974	4.1 a	4.6 a	2.7 a	4.2 a	1.7 a	2.8 a	1.9 c	2.3 b	2.4 a	3.5 a
1975 - 1989	3.7 a	3.4 a	1.8 a	3.3 b	1.1 a	1.7 a	1.0 a	1.2 a	1.5 a	2.2 a
1990+	4.6 b	6.4 a	3.5 c	3.9 c	2.2 c	2.5 b	0.5 b	2.6 c	2.5 b	3.2 b
Total	3.7 a	4.4 a	2.2 a	3.3 a	1.5 a	2.2 a	1.4 a	2.0 b	2.0 a	2.7 a

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1.2.2 Private Apartment Average Rents (\$) by Year of Construction and Bedroom Type Montréal CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Montréal Island (Zones 1-18)										
Unknown	**	422 b	502 b	495 a	591 c	569 a	**	836 c	554 b	570 a
Pre 1940	453 b	460 b	489 a	513 a	564 a	603 a	731 b	790 b	568 a	595 a
1940 - 1959	420 a	444 a	516 a	537 a	587 a	608 a	781 b	753 c	563 a	577 a
1960 - 1974	478 a	493 a	599 a	619 a	651 a	683 a	777 a	841 a	614 a	637 a
1975 - 1989	567 a	578 b	645 a	652 a	669 a	680 a	797 a	794 b	668 a	674 a
1990+	459 c	533 b	623 c	618 c	738 b	722 b	**	910 c	706 b	704 b
Total	469 a	485 a	567 a	579 a	625 a	645 a	764 a	804 a	604 a	619 a
Laval/North-Shore (Zones 19-29)										
Unknown	**	314 b	362 c	422 a	**	474 a	**	533 b	**	442 a
Pre 1940	372 a	369 b	429 b	449 b	516 a	533 b	556 b	**	479 a	497 b
1940 - 1959	**	**	451 b	440 b	486 a	502 a	593 c	**	487 a	493 a
1960 - 1974	420 b	430 a	555 a	568 a	560 a	587 a	655 b	715 c	569 a	594 a
1975 - 1989	396 a	433 b	486 a	521 a	566 a	584 a	628 a	669 a	555 a	576 a
1990+	**	**	507 b	517 b	649 a	703 a	710 a	727 a	639 a	685 a
Total	400 a	416 a	502 a	528 a	575 a	602 a	649 a	696 a	567 a	593 a
South-Shore (Zones 30-34)										
Unknown	n/s	**	**	471 c	**	513 c	**	612 c	594 c	529 b
Pre 1940	**	**	**	446 c	532 b	548 b	**	**	529 c	547 b
1940 - 1959	**	400 b	435 b	461 b	545 b	550 b	**	751 c	532 b	544 b
1960 - 1974	493 b	436 b	592 a	591 a	629 b	640 b	721 b	735 b	632 a	636 b
1975 - 1989	458 c	486 c	560 b	567 b	585 a	606 a	695 b	717 a	590 a	609 a
1990+	351 b	381 b	576 b	603 b	701 a	707 a	753 b	685 a	693 a	682 a
Total	460 b	446 b	563 a	569 a	616 a	625 a	714 a	717 a	615 a	622 a
Montréal CMA										
Unknown	**	413 b	489 b	492 a	590 b	565 a	**	818 c	545 b	564 a
Pre 1940	451 b	457 b	487 a	512 a	562 a	602 a	729 b	787 a	565 a	593 a
1940 - 1959	420 a	444 a	512 a	533 a	583 a	602 a	772 b	752 c	560 a	573 a
1960 - 1974	477 a	490 a	596 a	614 a	640 a	667 a	748 a	797 a	613 a	633 a
1975 - 1989	536 a	551 a	593 a	607 a	614 a	630 a	726 a	741 a	618 a	631 a
1990+	445 c	500 c	584 b	587 b	701 a	710 a	766 b	748 a	683 a	692 a
Total	466 a	481 a	562 a	574 a	616 a	636 a	742 a	775 a	601 a	616 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$)

d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

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1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Montréal CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Montréal Island (Zones 1-18)										
3 to 5 Units	**	0.0 b	**	2.4 c	1.3 a	2.1 c	1.2 d	2.2 c	1.4 a	2.1 c
6 to 19 Units	4.3 d	5.9 d	1.3 a	3.0 b	1.6 b	2.1 b	1.5 c	1.8 c	1.7 b	2.6 a
20 to 49 Units	4.0 a	5.5 a	2.9 a	4.4 a	2.1 a	3.5 a	2.4 a	2.5 a	2.9 a	4.3 a
50 to 99 Units	4.2 a	4.0 a	2.6 a	5.1 a	2.5 a	3.5 a	2.0 a	2.6 a	2.9 a	4.2 a
100+ Units	3.5 a	3.6 a	3.4 a	3.4 a	2.8 a	4.1 a	3.1 a	3.9 a	3.3 a	3.6 a
Total	3.8 a	4.5 a	2.3 a	3.4 a	1.7 a	2.5 a	1.5 b	2.1 b	2.1 a	3.0 a
Laval/North-Shore (Zones 19-29)										
3 to 5 Units	**	**	0.1 b	0.5 b	1.1 d	0.7 b	0.1 b	2.0 c	0.6 b	1.2 a
6 to 19 Units	**	**	1.5 d	1.3 a	0.7 a	0.5 a	0.7 b	0.5 b	0.8 a	0.8 a
20 to 49 Units	6.3 a	5.2 a	1.9 a	2.8 a	1.4 a	1.8 a	2.0 a	1.5 a	2.0 a	2.4 a
50 to 99 Units	2.0 a	0.7 a	0.9 a	2.2 b	2.3 a	4.1 a	0.0 a	2.2 a	1.5 a	2.9 a
100+ Units	6.3 a	4.6 a	5.0 a	5.0 b	4.1 a	3.6 b	3.0 a	**	4.8 a	4.4 b
Total	4.1 c	4.5 b	2.2 b	2.5 b	1.1 a	1.0 a	0.6 a	1.4 a	1.4 a	1.6 b
South-Shore (Zones 30-34)										
3 to 5 Units	**	**	**	**	**	**	**	**	0.6 b	1.7 c
6 to 19 Units	0.5 b	**	**	**	0.6 a	2.1 c	**	**	1.0 a	2.0 c
20 to 49 Units	2.2 a	2.8 a	2.0 a	2.6 a	1.0 a	1.6 a	1.1 a	4.0 b	1.5 a	2.3 a
50 to 99 Units	1.5 a	3.1 a	2.5 a	3.4 a	2.6 a	3.4 b	1.4 a	2.4 a	2.4 a	3.3 a
100+ Units	0.6 a	2.1 a	1.7 a	1.6 a	1.2 a	0.6 a	0.7 a	1.1 a	1.3 a	1.3 a
Total	1.2 a	1.9 b	1.8 a	2.2 a	0.9 a	2.0 b	1.2 d	1.8 c	1.2 a	2.0 a
Montréal CMA										
3 to 5 Units	**	0.4 b	**	2.2 c	1.2 a	1.9 c	1.0 d	2.1 c	1.3 a	2.0 b
6 to 19 Units	4.0 d	5.6 d	1.3 a	2.7 b	1.3 a	1.8 a	1.5 a	1.6 b	1.5 a	2.2 a
20 to 49 Units	4.1 a	5.4 a	2.8 a	4.1 a	1.8 a	3.0 a	2.1 a	2.7 a	2.6 a	3.8 a
50 to 99 Units	4.1 a	3.9 a	2.5 a	4.8 a	2.5 a	3.5 a	1.8 a	2.5 a	2.8 a	4.1 a
100+ Units	3.5 a	3.5 a	3.4 a	3.4 a	2.8 a	3.7 a	2.8 a	3.5 b	3.3 a	3.5 a
Total	3.7 a	4.4 a	2.2 a	3.3 a	1.5 a	2.2 a	1.4 a	2.0 b	2.0 a	2.7 a

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1.3.2 Private Apartment Average Rents (\$) by Structure Size and Bedroom Type Montréal CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Montréal Island (Zones 1-18)										
3 to 5 Units	416 b	441 b	448 a	477 a	553 a	579 a	711 a	761 b	559 a	573 a
6 to 19 Units	413 b	421 b	488 a	504 a	555 a	572 a	691 a	709 a	544 a	560 a
20 to 49 Units	427 a	438 a	543 a	558 a	680 a	694 a	911 a	929 a	576 a	589 a
50 to 99 Units	474 a	492 a	639 a	647 a	811 a	820 a	1,065 a	1,094 a	676 a	690 a
100+ Units	604 a	619 a	782 a	798 a	999 a	1,012 a	1,451 a	1,439 a	838 a	853 a
Total	469 a	485 a	567 a	579 a	625 a	645 a	764 a	804 a	604 a	619 a
Laval/North-Shore (Zones 19-29)										
3 to 5 Units	376 c	364 c	437 a	471 a	581 a	597 a	645 a	681 a	571 a	595 a
6 to 19 Units	368 a	379 b	477 a	482 a	552 a	579 a	587 a	617 a	542 a	563 a
20 to 49 Units	402 a	446 a	490 a	511 a	572 a	593 a	644 a	672 a	535 a	559 a
50 to 99 Units	421 b	412 b	524 a	549 a	598 a	600 a	660 a	699 a	568 a	581 a
100+ Units	500 c	529 c	684 b	697 a	771 a	773 a	1,031 b	1,090 b	765 b	773 b
Total	400 a	416 a	502 a	528 a	575 a	602 a	649 a	696 a	567 a	593 a
South-Shore (Zones 30-34)										
3 to 5 Units	372 c	**	445 a	475 a	586 a	587 a	746 b	699 a	591 b	592 a
6 to 19 Units	371 b	388 b	470 a	498 a	555 a	572 a	649 a	671 a	562 a	578 a
20 to 49 Units	400 a	419 a	513 a	540 a	602 a	629 a	658 a	677 a	565 a	591 a
50 to 99 Units	415 b	439 b	610 a	616 a	730 a	743 a	752 a	782 a	671 a	679 a
100+ Units	656 a	616 c	740 a	720 a	844 a	848 a	985 a	1,016 a	808 a	810 a
Total	460 b	446 b	563 a	569 a	616 a	625 a	714 a	717 a	615 a	622 a
Montréal CMA										
3 to 5 Units	413 b	434 b	447 a	477 a	559 a	582 a	706 a	739 a	563 a	577 a
6 to 19 Units	410 b	418 a	486 a	501 a	555 a	574 a	671 a	693 a	546 a	562 a
20 to 49 Units	425 a	438 a	536 a	552 a	653 a	670 a	821 a	837 a	571 a	587 a
50 to 99 Units	471 a	489 a	633 a	641 a	785 a	795 a	974 a	1,001 a	671 a	684 a
100+ Units	605 a	617 a	772 a	783 a	944 a	952 a	1,267 a	1,288 a	829 a	840 a
Total	466 a	481 a	562 a	574 a	616 a	636 a	742 a	775 a	601 a	616 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

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1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Montréal CMA

Zone	3-5		6-19		20-49		50-99		100+	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Montréal Island Zone 1	**	**	**	5.0 d	3.7 a	2.8 a	3.2 a	4.1 a	3.7 a	2.7 a
Zone 2	**	**	1.4 a	2.3 c	2.5 a	4.9 a	0.7 a	7.8 a	**	**
Zone 3	**	**	**	4.0 d	0.0 a	3.8 a	0.0 a	5.9 a	0.6 a	5.8 a
Zone 4	**	**	1.0 d	2.4 c	3.0 a	3.3 a	2.7 a	2.9 a	3.2 a	4.4 a
Zone 5	**	**	2.0 c	2.1 c	2.4 a	4.3 a	4.2 a	5.9 a	1.6 a	1.6 a
Zone 6	**	**	2.1 c	2.0 c	3.1 a	3.1 a	5.8 a	2.8 a	2.0 a	1.2 a
Zone 7	**	**	1.3 d	**	5.6 a	7.0 a	4.3 c	8.2 a	6.6 a	8.8 a
Zone 8	**	**	1.0 d	4.1 d	4.0 a	5.8 a	5.6 a	7.7 a	**	**
Zone 9	**	**	**	**	2.8 a	2.7 a	2.6 a	3.5 a	2.3 a	6.1 a
Zone 10	**	**	2.7 c	2.6 c	1.7 a	3.0 a	1.0 a	4.5 a	6.8 a	8.1 a
Zone 11	**	**	3.7 d	3.6 d	5.1 a	5.0 a	4.5 a	6.4 a	3.5 a	3.3 a
Zone 12	**	**	1.9 c	3.7 d	3.2 a	6.4 a	1.4 a	1.4 a	2.1 a	1.5 a
Zone 13	**	1.9 a	0.0 c	3.4 c	0.2 a	2.5 a	0.0 a	3.9 a	4.1 a	5.2 a
Zone 14	**	2.6 c	2.8 c	5.2 d	3.2 a	5.4 a	3.7 a	4.6 a	**	**
Zone 15	0.0 d	1.8 c	**	2.1 c	2.4 a	3.5 b	2.3 a	4.2 a	4.1 a	3.0 a
Zone 16	**	**	1.7 c	6.2 c	1.7 a	5.3 a	4.8 a	4.2 a	5.4 a	3.8 a
Zone 17	**	**	0.9 d	1.3 a	2.2 a	3.1 a	**	**	**	**
Zone 18	**	**	0.8 d	1.5 c	1.6 a	2.0 a	3.3 a	1.9 a	0.5 a	7.0 a
Montréal Island (Zones 1-18)	1.4 a	2.1 c	1.7 b	2.6 a	2.9 a	4.3 a	2.9 a	4.2 a	3.3 a	3.6 a
Laval Zone 19	**	1.2 d	**	1.1 d	1.6 a	3.0 a	0.9 a	0.5 a	4.7 a	**
Zone 20	0.6 b	**	0.9 d	0.8 d	0.0 a	2.3 a	n/u	n/u	**	**
Zone 21	0.7 b	**	2.0 c	1.6 c	4.7 a	5.3 a	**	**	3.0 a	1.9 a
Zone 22	**	**	0.6 b	0.3 b	1.2 a	1.4 a	**	**	**	**
Zone 23	0.5 b	0.5 b	0.7 b	0.5 b	2.2 a	3.3 a	**	**	**	**
Zone 24	0.0 c	**	0.3 b	1.0 a	1.5 a	1.2 a	**	**	**	**
Laval (Zones 19-24)	1.1 d	0.9 a	1.1 a	0.8 a	1.4 a	2.5 a	1.6 a	2.4 a	4.5 a	5.3 c
North-Shore Zone 25	0.0 c	5.2 d	0.1 b	0.1 b	2.4 a	1.9 a	**	**	**	**
Zone 26	**	**	0.3 b	0.3 b	0.6 a	5.7 a	0.7 a	4.2 a	0.0 a	0.0 a
Zone 27	0.0 c	0.0 c	0.7 b	0.0 c	0.5 a	0.0 a	n/u	n/u	n/u	n/u
Zone 28	**	0.6 b	0.6 b	0.6 b	1.5 a	0.9 a	3.0 a	5.8 a	**	**
Zone 29	**	0.7 b	1.4 a	2.2 c	7.4 b	3.8 a	**	**	10.0 a	4.6 a
North-Shore (Zones 25-29)	0.4 b	1.3 a	0.6 a	0.7 a	2.7 a	2.3 a	1.3 a	3.5 a	5.5 a	2.0 a
Laval/North-Shore (Zones 19-29)	0.6 b	1.2 a	0.8 a	0.8 a	2.0 a	2.4 a	1.5 a	2.9 a	4.8 a	4.4 b
South-Shore Zone 30	**	**	1.3 d	3.2 d	1.6 a	2.6 a	3.2 a	3.7 a	0.9 a	1.1 a
Zone 31	**	**	0.5 b	1.1 d	1.6 a	2.2 a	2.1 a	3.4 a	1.8 a	2.0 a
Zone 32	0.7 b	**	1.1 d	1.1 d	1.2 a	1.7 a	2.5 a	3.0 a	**	**
Zone 33	0.3 b	**	1.0 a	0.6 b	0.5 a	1.8 a	2.4 a	**	**	**
Zone 34	0.0 c	0.6 b	0.3 b	0.0 c	1.1 a	1.7 c	**	**	**	**
South-Shore (Zones 30-34)	0.6 b	1.7 c	1.0 a	2.0 c	1.5 a	2.3 a	2.4 a	3.3 a	1.3 a	1.3 a
Zone 35	**	0.0 c	**	0.6 b	**	**	n/u	n/u	**	**
Suburbs (Zones 19-35)	0.7 a	1.3 a	0.9 a	1.3 a	1.7 a	2.3 a	2.1 a	3.2 a	3.3 a	3.2 b
Montréal CMA	1.3 a	2.0 b	1.5 a	2.2 a	2.6 a	3.8 a	2.8 a	4.1 a	3.3 a	3.5 a

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Please click [Methodology](#) or [Data Reliability Tables Appendix links](#) for more details

1.4 Private Apartment Vacancy Rates (%)
by Rent Range and Bedroom Type
Montréal CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Montréal Island (Zones 1-18)										
LT \$500	4.3 a	5.8 a	1.7 a	2.7 a	0.9 a	1.5 b	0.0 a	0.0 a	2.0 a	3.1 a
\$500 - \$699	3.8 b	3.6 b	2.5 a	4.2 a	1.8 a	2.9 a	0.4 a	2.1 a	2.0 a	3.3 a
\$700 - \$899	5.1 b	3.1 b	4.2 a	3.8 a	2.6 a	3.3 a	2.7 b	2.1 a	3.2 a	3.2 a
\$900+	2.3 c	1.9 c	5.1 c	3.4 b	3.7 a	3.9 a	3.1 b	2.4 a	3.8 a	3.3 a
Total	3.8 a	4.5 a	2.3 a	3.4 a	1.7 a	2.5 a	1.5 b	2.1 b	2.1 a	3.0 a
Laval/North-Shore (Zones 19-29)										
LT \$500	3.2 c	4.8 c	0.9 a	1.2 a	0.8 a	0.3 a	0.0 a	0.0 a	1.0 a	1.3 a
\$500 - \$699	1.1 a	8.4 c	2.8 a	2.4 a	0.8 a	1.0 a	0.6 a	0.8 a	1.1 a	1.3 a
\$700 - \$899	n/s	n/s	7.8 c	1.3 a	2.7 a	1.1 a	1.5 b	4.1 b	2.8 a	1.9 a
\$900+	n/s	n/s	0.0 a	n/s	1.3 d	0.0 a	0.4 a	1.2 a	0.6 a	0.6 a
Total	4.1 c	4.5 b	2.2 b	2.5 b	1.1 a	1.0 a	0.6 a	1.4 a	1.4 a	1.6 b
South-Shore (Zones 30-34)										
LT \$500	1.7 b	1.4 a	1.1 a	0.8 a	0.1 a	1.6 b	0.0 a	**	0.7 a	1.3 a
\$500 - \$699	2.1 b	3.5 b	2.6 a	2.9 a	0.9 a	1.5 a	2.3 c	1.7 b	1.4 a	1.8 a
\$700 - \$899	0.0 a	0.0 a	0.6 a	1.9 a	1.6 a	3.0 b	0.5 a	2.3 b	1.0 a	2.4 a
\$900+	n/s	n/s	0.0 a	0.0 a	4.3 c	0.6 a	0.0 a	0.0 a	2.7 a	0.4 a
Total	1.2 a	1.9 b	1.8 a	2.2 a	0.9 a	2.0 b	1.2 d	1.8 c	1.2 a	2.0 a
Montréal CMA										
LT \$500	4.2 a	5.6 a	1.6 a	2.4 a	0.8 a	1.4 a	0.0 a	0.5 b	1.8 a	2.8 a
\$500 - \$699	3.8 b	3.8 b	2.5 a	4.0 a	1.5 a	2.3 a	0.8 a	1.8 a	1.8 a	2.8 a
\$700 - \$899	4.8 b	3.0 b	3.8 a	3.5 a	2.5 a	2.9 a	2.2 a	2.4 a	2.8 a	3.0 a
\$900+	2.3 c	1.9 c	4.9 c	3.4 b	3.7 a	3.4 a	2.6 a	2.1 a	3.6 a	3.0 a
Total	3.7 a	4.4 a	2.2 a	3.3 a	1.5 a	2.2 a	1.4 a	2.0 b	2.0 a	2.7 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS¹ Vacancy Rates (%) Montréal - 2006

Condo Sub Area	Rental Condominium Apartments	Apartments in the RMS ¹
Downtown and Nun's Island	1.7 c	3.2 a
Péricentre	4.0 b	2.6 a
West of Island of Montréal	1.5 a	4.0 a
East of Island of Montréal	4.2 b	2.9 a
Montréal Island	2.7 a	3.0 a
Laval and North Shore	2.3 b	1.6 b
South Shore/Vaudreuil-Soulanges	3.5 c	2.0 a
Montréal CMA	2.8 a	2.7 a

¹Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

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Please click [Methodology](#) or [Data Reliability Tables Appendix links](#) for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS¹ Average Rents (\$) by Bedroom Type Montréal - 2006

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹
Downtown and Nun's Island	n/s	614 a	1,133 b	857 a	1,036 d	1,112 a	**	1,538 c
Péricentre	n/s	493 a	896 a	611 a	**	733 a	**	888 b
West of Island of Montréal	n/s	454 a	**	567 a	**	672 a	**	781 a
East of Island of Montréal	n/s	441 a	**	494 a	**	553 a	1,062 b	685 a
Montréal Island	n/s	485 a	967 c	579 a	1,045 c	645 a	1,112 c	804 a
Laval and North Shore	**	416 a	492 d	528 a	**	602 a	875 d	696 a
South Shore/Vaudreuil-Soulanges	n/s	443 b	**	567 a	**	624 a	**	717 a
Montréal CMA	**	481 a	858 d	574 a	970 c	636 a	1,034 c	775 a

¹Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix links](#) for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS¹ Total Vacancy Rates (%) By Building Size Montréal - 2006

Size	Rental Condominium Apartments	Apartments in the RMS ¹
Montréal Island		
3 to 5 Units	2.5 c	2.1 c
6 to 19 Units	2.6 b	2.6 a
20 to 49 Units	2.6 b	4.3 a
50 to 99 Units	3.9 b	4.2 a
100+ Units	2.0 a	3.6 a
Total	2.7 a	3.0 a
Montréal CMA		
3 to 5 Units	3.1 d	2.0 b
6 to 19 Units	3.6 b	2.2 a
20 to 49 Units	3.1 b	3.8 a
50 to 99 Units	3.2 b	4.1 a
100+ Units	1.5 a	3.5 a
Total	2.8 a	2.7 a

¹ Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

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Please click [Methodology](#) or [Data Reliability Tables Appendix links](#) for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments Montréal - 2006

Condo Sub Area	Condominium Universe	Rental Units ¹	Percentage of Units in Rental	Vacancy Rate
Downtown and Nun's Island	9,129	1,398 d	15.3 d	1.7 c
Péricentre	17,173	1,343 a	7.8 a	4.0 b
West of Island of Montréal	12,581	1,068 a	8.5 a	1.5 a
East of Island of Montréal	12,321	639 a	5.2 a	4.2 b
Montréal Island	51,204	4,457 a	8.7 a	2.7 a
Laval and North Shore	15,868	1,357 b	8.6 b	2.3 b
South Shore/Vaudreuil-Soulanges	15,203	1,082 b	7.1 b	3.5 c
Montréal CMA	82,275	6,893 a	8.4 a	2.8 a

¹Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix links](#) for more details

**4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments By Building Size
Montréal - 2006**

Condo Sub Area	Condominium Universe	Rental Units ¹	Percentage of Units in Rental	Vacancy Rate
Montréal Island				
3 to 5 Units	2,033	105 b	5.1 b	2.5 c
6 to 19 Units	15,704	1,048 a	6.7 a	2.6 b
20 to 49 Units	11,180	921 a	8.2 a	2.6 b
50 to 99 Units	11,303	944 a	8.4 a	3.9 b
100+ Units	10,984	1,358 a	12.4 a	2.0 a
Total	51,204	4,457 a	8.7 a	2.7 a
Montréal CMA				
3 to 5 Units	3,971	208 b	5.2 b	3.1 d
6 to 19 Units	32,151	2,080 a	6.5 a	3.6 b
20 to 49 Units	16,622	1,316 a	7.9 a	3.1 b
50 to 99 Units	15,157	1,237 a	8.2 a	3.2 b
100+ Units	14,374	1,903 a	13.2 a	1.5 a
Total	82,275	6,893 a	8.4 a	2.8 a

¹Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

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Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

5.1 Secondary Rented Unit¹ Average Rents (\$) by Dwelling Type Montréal - 2006

	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom +	Total
Single Detached	n/s	407 d	596 d	650 c	535 c
Semi detached, Row and Duplex	n/s	458 c	646 b	708 c	626 b
Other-Primarily Accessory Suites	n/s	414 c	549 b	701 c	526 b
Total	n/s	429 b	596 b	699 b	576 b

¹The secondary rented units exclude both condominium apartments and apartments in purpose built rental structures with three rental units or more.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

5.2 Estimated Number of Households in Secondary Rented Units¹ by Dwelling Type Montréal - 2006

	Estimated Number of Secondary Households in Secondary Rented Units ¹
Single Detached	27,765 c
Semi detached, Row and Duplex	60,379 b
Other-Primarily Accessory Suites	46,652 b
Total	134,796 a

¹The secondary rented units exclude both condominium apartments and apartments in purpose built rental structures with three rental units or more.

The following letter codes are used to indicate the reliability of the estimates:

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey (RMS)** every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The data collected for a structure depends on whether it is an apartment or a row structure. The survey collects market rent, available and vacant unit data for all sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. This year, CMHC is also introducing a new measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the 2005 and 2006 Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights and in the narrative section of the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market (SRMS)** in September to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

In 2006, rented condominium apartments were surveyed in the following CMAs: Vancouver, Calgary, Edmonton, Toronto, Ottawa, Montréal and Québec. Other secondary rental market units were surveyed in Vancouver, Toronto and Montréal.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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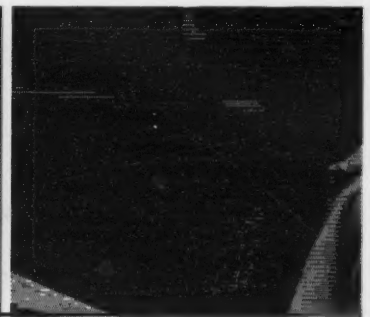
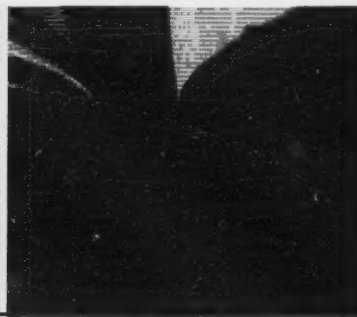
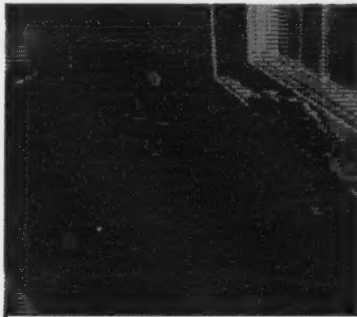
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